HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ontario Highlights[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2017

The overall vacancy rate*...

DECREASED to

1.6%

- Below Province
- Similar to Province
- Above Province

The average rent is*...

$1,140

UP by 3.8%

- Below Province
- Similar to Province
- Above Province

PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.9% Vacancy Rate	1.6% Vacancy Rate	1.6% Vacancy Rate	1.8% Vacancy Rate
$897 Avg. Rent	$1,044 Avg. Rent	$1,208 Avg. Rent	$1,450 Avg. Rent

"An improving job market, eroding ownership affordability and high levels of international migration drove the Ontario vacancy rate to the lowest level since 2000."

Ted Tsiakopoulos
Regional Economist (Ontario), CMHC

*CMHC collects data on the primary and secondary rental market annually in the fall. These data refer to the primary rental market, which only includes rental units in privately initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Urban centres with a population of 10,000+ are included in the survey. Detailed reports are available for CMAs.

Canada

CMHC SCHL

Key Analysis Findings

- Ontario vacancy rate drops to the lowest level since 2000
- Lower vacancy rates pushed rents higher and above provincial guideline increases
- Lower vacancy rates resulted in low turnover rates particularly in Toronto and Peterborough

Vacancy Rates Drop as Demand Outstrips Supply

According to Canada Mortgage and Housing Corporation's (CMHC) Fall Rental Market Survey, Ontario vacancy rates[2] moved lower to 1.6% in the fall of 2017, from 2.1% in the fall of 2016. New units added to the rental apartment universe fell short of increases in rental demand - resulting in lower apartment vacancy rates. Ontario vacancy rates hit their lowest levels since October of 2000.

The province registered a broad based decline in vacancy rates with 10 out of 15 urban centres posting declines. The sharpest declines in vacancies were in Kingston, Thunder Bay and Hamilton while Oshawa was the only CMA posting increases in vacancies. Toronto, Guelph and Kingston posted the lowest vacancy rates across the province.

Demand and Supply Factors Impacting Vacancy Rates

Several factors added to rental demand and exerted downward pressure on vacancy rates. A synchronized expansion in the global economy has lifted growth prospects this year especially in Europe and Canada. The Ontario economy, has benefitted from this and is set to grow at its fastest pace since 2010. Similarly, Ontario employment levels in 2017 are on track to grow at one of the strongest rates in recent years. Since last fall, job creation was exceptionally strong particularly for households aged 15 to 24. Younger residents have a high propensity to rent and when job markets improve renter household formation follows as some young adults are encouraged to leave the family home and seek rental accommodation. Indeed, there is a strong positive correlation between unemployment rates and vacancy rates across time in the province of Ontario suggesting the rental market is pro-cyclical.

A second factor supporting rental demand, was the rising cost gap between ownership and rental accommodation. Despite some cooling in home prices in the second quarter, Ontario monthly mortgage carrying costs are up strongly and were outpacing the growth in incomes and average apartment rents in 2017. Some prospective first time buyers were able to purchase a home but chose not too as the introduction of new policy measures reduced the urgency to act. Indeed, CMHC Ontario data for both high and low ratio first time buyers shows a decline in mortgage approvals from the same period one year ago. This suggested fewer renter households were vacating their rental units in favour of home ownership.

A third factor exerting downward pressure on vacancy rates was continued population growth. Roughly three quarters of growth in Ontario's population is driven by migration. While International migration dipped from the near term high reached in 2016, immigration levels in 2017 will be the second highest since 2001. Immigrants lack the savings, job and credit history required for mortgage financing. As such, about two thirds move into rental accommodation immediately upon arrival in Canada. Besides permanent immigrants, Ontario also registered strong growth in non-permanent residents which includes temporary workers on work visas and international students. Both groups, due to the temporary nature of their status, typically live in rental accommodation.

Declining rental vacancy rates in recent years, encouraged more investment activity - resulting in more primary and secondary rental completions during the current year. More specifically, Kitchener, Barrie and Guelph registered the strongest increases in the primary rental universe - growing well above the provincial rate. In addition, condominium apartment completions, some of which are owned by investors, rose from this time last year, exerting upward pressure in the condo rental universe particularly in Kitchener and Ottawa. Historically, both new primary and secondary rental units added to the rental stock compete with newer existing units in the primary market that charge comparable average rents.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

[2] Based on privately initiated rental apartments structures of three or more units.

Turnover Rates Remain Stable But Low

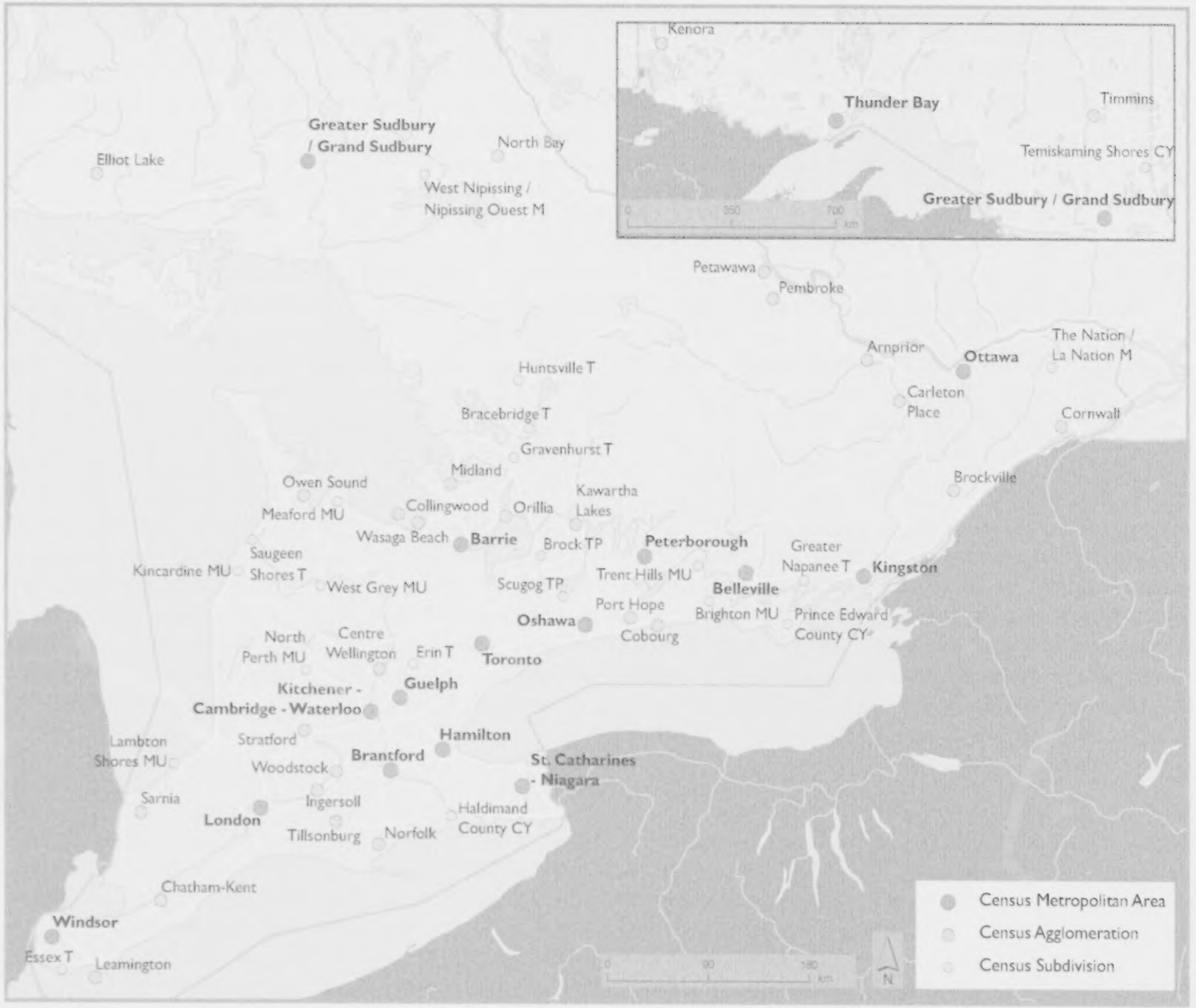
The Ontario turnover rate stood at 18.3% in the fall of 2017, unchanged from the fall of 2016. The turnover rate measures the share of units changing occupancy in the past 12 months. The majority of CMAs saw turnover rates drop or remain stable. In general, low first time buyer activity resulted in fewer tenants vacating their existing rental accommodation – keeping turnover rates stable. The highest turnover rates were recorded in markets with above average vacancy rates. This includes, Barrie, Windsor and Thunder Bay. High vacancy rates provided more choice in the market and encourages more mobility.

Meanwhile, the lowest turnover rates were recorded in Toronto and Peterborough CMAs which were home to rental markets with below average vacancy rates. Markets with low vacancy rates enable landlords to pass on higher rent increases when units become vacated. Less choice in the marketplace and a higher potential to face above guideline rent increases discourages mobility among prospective tenants.

Ontario Fixed Sample Rents Grew by 3.8% in 2017

Apartment rents for all structures that were common to both 2016 and 2017 fall surveys rose by 3.8%, up from 3% in 2016.[3] Fixed sample apartment 2-bedroom rents grew well above provincial averages in the GTA, Hamilton and Belleville markets. Meanwhile, St. Catharines-Niagara and Ottawa markets posted increases below provincial averages. Generally, historically low vacancy rates and sharp increases in ownership prices, conditions present in the GTA and Hamilton markets, supported fixed sample rent increases well above provincial averages.

[3] When comparing year over year average rents, the age of the building needs to be taken into consideration because rents in newly built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2016 and 2017 fall rental market surveys, we can get a better indication of actual rent increases paid by most tenants.


Kenora
Thunder Bay
Timmins
Temiskaming Shores CY
Greater Sudbury / Grand Sudbury
0
350
700
km
Greater Sudbury
/ Grand Sudbury
North Bay
Elliot Lake
West Nipissing /
Nipissing Ouest M
Petawawa
Pembroke
Arnprior
Ottawa
The Nation /
La Nation M
Carleton
Place
Cornwall
Huntsville T
Bracebridge T
Gravenhurst T
Midland
Owen Sound
Meaford MU
Collingwood
Orillia
Kawartha
Lakes
Brockville
Wasaga Beach
Barrie
Brock TP
Peterborough
Greater
Napanee T
Kingston
Saugeen
Shores T
Kincardine MU
West Grey MU
Scugog TP
Trent Hills MU
Belleville
Port Hope
Brighton MU
Prince Edward
County CY
Oshawa
Cobourg
North
Perth MU
Centre
Wellington
Erin T
Toronto
Guelph
Kitchener -
Cambridge - Waterloo
Lambton
Shores MU
Stratford
Hamilton
Brantford
Woodstock
St. Catharines
- Niagara
Sarnia
Ingersoll
London
Haldimand
County CY
Tillsonburg
Norfolk
Chatham-Kent
Windsor
Essex T
Leamington
0
90
180
km
N
Census Metropolitan Area
Census Agglomeration
Census Subdivision

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	13.0	**	1.7	1.8	2.0	3.4	1.8	0.5	2.2	2.7
Belleville CMA	**	**	4.1	2.6	3.3	2.1	1.0	**	3.4	2.2
Brantford CMA	**	0.0	1.6	1.2	2.2	1.3	3.4	**	2.1	1.3
Greater Sudbury/Grand Sudbury CMA	6.0	5.7	5.3	4.6	4.9	4.3	**	6.0	5.3	4.5
Guelph CMA	**	**	0.7	1.3	0.9	1.0	2.5	3.0	1.0	1.2
Hamilton CMA	7.4	**	3.5	2.2	3.4	1.7	7.3	**	3.8	2.4
Kingston CMA	3.3	1.0	2.3	0.6	2.9	0.9	**	0.3	2.6	0.7
Kitchener-Cambridge-Waterloo CMA	2.3	3.2	1.9	1.7	2.3	1.8	2.4	3.2	2.2	1.9
London CMA	2.5	3.3	1.6	1.7	2.4	1.9	3.7	1.8	2.1	1.8
Oshawa CMA	**	0.4	1.4	3.0	1.7	1.9	2.2	1.1	1.7	2.2
Ottawa-Gatineau CMA (Ont. part)	2.4	1.6	2.8	1.4	3.0	2.1	**	2.4	3.0	1.7
Peterborough CMA	0.9	0.8	1.3	1.2	1.0	1.1	0.0	0.4	1.0	1.1
St. Catharines-Niagara CMA	**	**	2.2	1.4	2.1	1.6	1.5	0.9	2.2	1.5
Thunder Bay CMA	10.2	5.9	3.6	4.3	5.3	2.4	5.7	0.0	5.0	3.2
Toronto CMA	1.4	1.2	1.3	1.1	1.3	0.9	1.8	1.0	1.3	1.0
Windsor CMA	2.8	3.3	3.1	2.4	2.5	2.0	3.2	4.9	2.9	2.4
Ontario 10,000+	**2.4**	**1.9**	**2.0**	**1.6**	**2.1**	**1.6**	**2.7**	**1.8**	**2.1**	**1.6**

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	749	766	1,012	1,035	1,150	1,205	1,387	1,415	1,111	1,155
Belleville CMA	671	697	844	875	953	1,005	1,119	1,236	922	969
Brantford CMA	676	636	833	867	908	955	1,090	1,135	896	938
Greater Sudbury/Grand Sudbury CMA	600	659	776	848	990	1,048	1,111	1,195	898	970
Guelph CMA	735	751	952	980	1,078	1,124	1,172	1,200	1,033	1,066
Hamilton CMA	673	650	869	905	1,037	1,103	1,232	1,345	967	1,020
Kingston CMA	694	730	942	975	1,119	1,157	1,798	1,715	1,083	1,109
Kitchener-Cambridge-Waterloo CMA	710	736	872	917	1,050	1,093	1,480	1,291	1,007	1,040
London CMA	621	655	802	840	1,002	1,041	1,166	1,190	918	952
Oshawa CMA	777	817	979	1,038	1,109	1,179	1,198	1,282	1,062	1,134
Ottawa-Gatineau CMA (Ont. part)	812	836	982	1,023	1,200	1,232	1,457	1,568	1,073	1,113
Peterborough CMA	691	705	834	850	980	988	1,208	1,190	936	944
St. Catharines-Niagara CMA	634	642	802	822	958	993	1,105	1,141	904	931
Thunder Bay CMA	608	622	765	778	940	959	1,170	1,194	869	886
Toronto CMA	957	1,013	1,132	1,194	1,327	1,404	1,515	1,569	1,233	1,300
Windsor CMA	544	557	706	720	852	868	1,046	1,035	753	772
Ontario 10,000+	**856**	**897**	**995**	**1,044**	**1,154**	**1,208**	**1,407**	**1,450**	**1,089**	**1,140**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie C. 1A	111	112	1,160	1,162	2,090	2,120	237	311	3,598	3,705
Belleville CMA	119	122	1,720	1,724	3,660	3,638	246	246	5,745	5,730
Brantford CMA	106	89	1,576	1,567	2,581	2,665	478	478	4,741	4,799
Greater Sudbury/Grand Sudbury CMA	754	757	3,815	3,856	6,342	6,394	631	631	11,542	11,638
Guelph CMA	196	203	2,275	2,349	3,831	3,949	282	277	6,584	6,778
Hamilton CMA	1,772	1,772	18,639	18,811	19,930	20,303	2,345	2,363	42,686	43,249
Kingston CMA	669	678	4,536	4,576	7,619	7,712	786	810	13,610	13,776
Kitchener-Cambridge-Waterloo CMA	762	849	9,574	10,317	18,851	19,966	1,641	1,819	30,828	32,951
London CMA	1,175	1,212	17,334	17,586	23,648	24,034	1,620	1,638	43,777	44,470
Oshawa CMA	356	359	3,494	3,524	6,741	6,745	939	961	11,530	11,589
Ottawa-Gatineau CMA (Ont. part)	5,214	5,228	28,913	29,139	24,491	24,793	2,756	2,851	61,374	62,011
Peterborough CMA	167	172	2,061	2,065	3,278	3,280	403	402	5,909	5,919
St. Catharines-Niagara CMA	487	492	5,718	5,709	8,500	8,498	1,207	1,316	15,912	16,015
Thunder Bay CMA	286	305	2,018	2,010	2,830	2,846	165	165	5,299	5,326
Toronto CMA	24,253	24,351	129,255	129,984	129,056	130,440	26,664	26,821	309,228	311,596
Windsor CMA	1,209	1,212	7,778	7,816	5,769	5,824	357	350	15,113	15,202
Ontario 10,000+	**39,471**	**39,757**	**257,206**	**260,056**	**297,125**	**301,839**	**43,967**	**44,668**	**637,769**	**646,320**

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	13.0	**	4.9	4.0	4.4	5.5	3.7	1.5	4.8	4.6
Belleville CMA	3.9	**	6.5	3.7	5.5	2.5	1.5	**	5.5	2.9
Brantford CMA	**	0.8	2.7	2.4	2.8	2.5	4.8	2.1	3.0	2.4
Greater Sudbury/Grand Sudbury CMA	**	**	6.1	4.9	5.7	4.6	11.4	6.0	6.3	4.9
Guelph CMA	**	**	2.0	2.8	1.9	2.0	2.9	3.4	2.0	2.3
Hamilton CMA	10.6	9.9	5.6	3.4	5.5	2.8	9.4	**	6.0	3.6
Kingston CMA	5.2	3.4	4.3	2.0	4.3	1.7	**	0.4	4.2	1.8
Kitchener-Cambridge-Waterloo CMA	4.9	4.8	3.6	3.1	4.2	3.7	3.9	4.2	4.0	3.6
London CMA	5.4	5.1	3.8	3.3	4.6	3.6	5.4	2.5	4.3	3.5
Oshawa CMA	**	1.5	2.5	3.4	2.4	2.4	2.2	2.2	2.5	2.7
Ottawa-Gatineau CMA (Ont. part)	3.7	2.9	4.5	2.9	4.5	3.8	8.0	3.8	4.6	3.3
Peterborough CMA	**	1.3	2.6	3.4	2.0	1.4	**	0.4	2.2	2.0
St. Catharines-Niagara CMA	**	4.6	3.4	2.7	3.4	2.6	2.2	2.2	3.4	2.7
Thunder Bay CMA	10.2	5.9	3.8	5.0	5.7	2.7	**	**	5.3	3.7
Toronto CMA	3.2	2.7	2.8	2.5	2.8	2.0	2.9	1.9	2.8	2.3
Windsor CMA	3.9	4.8	4.3	4.2	3.5	3.4	4.7	4.9	4.0	3.9
Ontario 10,000+	**4.1**	**3.5**	**3.7**	**2.9**	**3.7**	**2.8**	**3.9**	**2.8**	**3.7**	**2.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Barrie CMA	4.7	**	3.4	5.8	3.8	4.6	4.1	4.5	3.9	4.8
Belleville CMA	**	**	1.8	4.8	2.0	5.9	3.6	6.0	2.3	5.0
Brantford CMA	**	**	3.4	3.5	3.0	2.4	**	**	3.8	3.1
Greater Sudbury/Grand Sudbury CMA	++	5.3	2.0	3.4	2.2	2.9	++	**	1.9	3.2
Guelph CMA	4.0	**	4.8	3.8	4.1	3.4	4.4	2.1	4.2	3.4
Hamilton CMA	7.1	++	5.2	5.2	4.9	5.1	**	5.2	5.1	5.1
Kingston CMA	5.2	4.2	2.4	3.1	2.3	3.3	2.5	2.6	2.2	3.1
Kitchener-Cambridge-Waterloo CMA	4.4	2.6	3.1	3.0	2.8	3.4	2.9	2.4	3.0	3.3
London CMA	2.5	4.4	1.9	3.3	1.8	2.9	2.5	3.2	1.9	3.0
Oshawa CMA	4.4	**	3.2	8.4	4.8	5.2	3.6	5.8	4.1	6.5
Ottawa-Gatineau CMA (Ont. part)	2.6	3.5	2.1	2.0	2.1	2.0	**	2.3	2.1	2.1
Peterborough CMA	++	2.7	1.3	2.6	1.3	3.0	**	++	1.3	2.8
St. Catharines-Niagara CMA	5.4	++	4.7	2.7	4.6	2.5	5.1	2.4	4.4	2.5
Thunder Bay CMA	++	5.5	1.5	3.3	2.1	3.4	++	**	1.7	3.8
Toronto CMA	3.0	4.7	3.4	4.4	3.1	4.2	2.1	4.7	3.1	4.4
Windsor CMA	++	4.3	3.0	3.3	2.7	3.7	3.3	++	2.7	3.2
Ontario 10,000+	**3.2**	**4.2**	**3.2**	**3.9**	**3.0**	**3.7**	**2.7**	**4.1**	**3.0**	**3.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6_1 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	**	**	**	**	18.6	**	**	**	19.9	38.4
Belleville CMA	**	**	22.4	**	24.3	17.4	**	**	22.9	**
Brantford CMA	**	10.2	18.9	**	19.6	19.8	**	20.6	20.1	21.2
Greater Sudbury/Grand Sudbury CMA	14.6	**	18.7	15.8	20.5	17.3	14.1	**	19.0	16.5
Guelph CMA	**	**	18.8	**	**	19.2	**	13.9	**	23.4
Hamilton CMA	13.7	**	15.4	17.8	13.6	16.4	5.7	**	14.1	17.1
Kingston CMA	**	**	29.4	26.0	22.3	22.0	**	**	26.5	25.6
Kitchener-Cambridge-Waterloo CMA	**	**	20.0	19.1	21.3	21.5	**	**	20.5	20.6
London CMA	**	26.0	32.9	25.7	31.5	24.2	25.7	25.5	31.8	24.9
Oshawa CMA	**	**	17.8	14.3	17.5	14.9	**	**	17.7	14.7
Ottawa-Gatineau CMA (Ont. part)	24.4	25.8	22.0	22.7	21.3	23.8	**	**	22.1	23.5
Peterborough CMA	**	**	17.3	18.7	16.8	14.0	**	11.5	17.4	15.5
St. Catharines-Niagara CMA	**	**	17.3	20.4	15.2	21.9	**	25.5	16.4	21.6
Thunder Bay CMA	**	**	20.9	**	21.5	23.7	**	**	22.2	25.1
Toronto CMA	20.6	20.7	16.8	15.4	15.1	13.0	11.4	11.8	15.9	14.5
Windsor CMA	**	29.0	21.8	27.1	19.1	26.1	**	**	21.3	26.7
Ontario 10,000+	**21.7**	**21.8**	**19.2**	**18.9**	**18.3**	**17.7**	**14.2**	**16.2**	**18.6**	**18.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1_1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	-	-	**	**	3.6	**	5.9	4.8	5.4	4.1
Belleville CMA	-	-	**	**	**	**	**	2.9	0.0	2.2
Brantford CMA	-	-	-	-	**	0.6	3.3	1.8	2.8	1.5
Greater Sudbury/Grand Sudbury CMA	-	-	0.0	**	1.7	2.5	6.3	2.6	4.5	2.5
Guelph CMA	**	**	**	**	**	0.8	0.4	1.7	0.3	1.5
Hamilton CMA	**	**	**	**	0.7	2.1	1.2	0.9	1.0	1.3
Kingston CMA	**	**	**	**	**	0.0	3.7	1.0	4.2	0.7
Kitchener-Cambridge-Waterloo CMA	**	**	2.5	0.7	3.1	2.8	3.3	1.6	3.1	2.1
London CMA	**	**	**	**	1.4	1.2	1.5	1.8	1.5	1.6
Oshawa CMA	-	-	**	**	0.0	1.7	0.9	0.8	0.8	0.8
Ottawa-Gatineau CMA (Ont. part)	**	**	0.0	0.0	2.5	1.8	4.3	1.5	3.8	1.6
Peterborough CMA	**	**	**	**	**	0.0	**	0.7	3.6	**
St. Catharines-Niagara CMA	**	**	**	**	3.4	0.0	3.9	0.4	3.7	0.3
Thunder Bay CMA	-	-	**	**	8.1	**	**	**	7.8	4.3
Toronto CMA	**	**	**	1.1	2.6	1.0	1.7	1.7	1.9	1.6
Windsor CMA	**	**	**	**	3.3	1.3	0.9	1.4	1.9	1.3
Ontario 10,000+	**0.0**	**0.0**	**2.0**	**1.8**	**2.4**	**2.0**	**3.1**	**1.9**	**2.8**	**1.9**

2.1.2_1 Private Row (Townhouse) Average Rents ($) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	-	-	**	**	1,229	968	1,350	1,420	1,309	1,356
Belleville CMA	-	-	**	**	833	792	**	943	919	845
Brantford CMA	-	-	-	-	1,002	1,055	1,184	1,262	1,126	1,196
Greater Sudbury/Grand Sudbury CMA	-	-	797	**	1,094	1,173	1,002	1,031	1,036	1,095
Guelph CMA	**	**	**	**	1,127	1,210	1,292	1,365	1,250	1,328
Hamilton CMA	**	**	1,040	1,041	1,161	1,236	1,230	1,252	1,200	1,241
Kingston CMA	**	**	**	**	**	927	1,214	1,241	1,082	1,143
Kitchener-Cambridge-Waterloo CMA	**	**	847	891	984	1,004	1,178	1,200	1,060	1,065
London CMA	-	-	**	**	952	944	1,045	1,169	1,016	1,100
Oshawa CMA	-	-	**	**	1,289	1,442	1,373	1,369	1,353	1,359
Ottawa-Gatineau CMA (Ont. part)	**	**	797	910	1,196	1,209	1,332	1,366	1,295	1,319
Peterborough CMA	**	**	648	738	906	952	977	1,105	911	1,013
St. Catharines-Niagara CMA	**	**	**	**	892	970	954	1,142	937	1,093
Thunder Bay CMA	-	-	**	**	897	**	1,075	1,108	1,052	1,012
Toronto CMA	**	**	**	1,272	1,274	1,342	1,567	1,674	1,515	1,613
Windsor CMA	**	**	**	**	818	866	1,092	1,050	973	968
Ontario 10,000+	**631**	**728**	**850**	**864**	**1,063**	**1,089**	**1,287**	**1,353**	**1,209**	**1,255**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3_1 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	0	0	6	6	141	136	281	290	428	432
Belleville CMA	0	0	12	37	65	163	75	77	152	277
Brantford CMA	0	0	0	0	249	249	499	502	748	751
Greater Sudbury/Grand Sudbury CMA	0	0	17	17	496	590	711	661	1,224	1,268
Guelph CMA	1	1	1	1	175	178	565	566	742	746
Hamilton CMA	3	3	68	60	882	878	1,819	1,835	2,772	2,776
Kingston CMA	2	2	14	19	36	55	169	204	221	280
Kitchener-Cambridge-Waterloo CMA	9	14	197	200	1,265	1,308	1,447	1,463	2,918	2,985
London CMA	1	1	18	34	1,107	1,107	2,446	2,513	3,572	3,655
Oshawa CMA	0	0	33	33	57	57	895	895	985	985
Ottawa-Gatineau CMA (Ont. part)	5	5	66	66	1,841	1,831	5,629	5,660	7,541	7,562
Peterborough CMA	2	2	63	63	95	100	309	310	469	475
St. Catharines-Niagara CMA	1	1	18	18	187	199	513	519	719	737
Thunder Bay CMA	0	0	6	6	49	49	370	375	425	430
Toronto CMA	2	2	53	101	1,384	1,491	6,246	6,092	7,685	7,686
Windsor CMA	2	2	33	33	209	209	358	357	602	601
Ontario 10,000+	**45**	**55**	**915**	**1,037**	**9,991**	**10,569**	**24,070**	**24,072**	**35,021**	**35,733**

2.1.4_1 Private Row (Townhouse) Availability Rates (%) by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	-	-	**	**	5.5	**	7.1	**	6.9	**
Belleville CMA	-	-	**	**	1.8	**	3.9	4.8	3.0	3.3
Brantford CMA	-	-	-	-	5.4	0.6	5.9	1.8	5.7	1.5
Greater Sudbury/Grand Sudbury CMA	-	-	0.0	**	1.9	2.5	6.8	2.6	4.9	2.5
Guelph CMA	**	**	**	**	1.2	**	1.2	2.7	1.2	2.9
Hamilton CMA	**	**	**	**	1.7	2.5	2.7	1.7	2.3	2.0
Kingston CMA	**	**	**	**	**	0.0	4.9	2.0	6.6	3.0
Kitchener-Cambridge-Waterloo CMA	**	**	2.5	0.7	4.8	4.2	5.2	2.0	4.9	3.1
London CMA	**	**	**	**	3.5	1.7	2.6	2.7	2.9	2.4
Oshawa CMA	-	-	**	**	0.0	3.4	1.9	1.3	1.6	1.3
Ottawa-Gatineau CMA (Ont. part)	**	**	0.0	0.0	4.8	3.2	5.7	3.1	5.4	3.1
Peterborough CMA	**	**	**	**	**	0.0	4.1	**	4.8	2.4
St. Catharines-Niagara CMA	**	**	**	**	4.3	2.5	**	0.9	5.8	1.3
Thunder Bay CMA	-	-	**	**	8.1	**	8.9	**	8.8	4.3
Toronto CMA	**	**	**	1.1	4.1	1.3	3.1	2.7	3.2	2.4
Windsor CMA	**	**	**	**	3.8	1.3	1.7	1.8	2.5	1.5
Ontario 10,000+	**0.0**	**	**2.6**	**2.7**	**4.0**	**2.9**	**4.4**	**2.9**	**4.3**	**2.9**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5_1 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Ontario – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Barrie CMA	-	-	**	**	2.8	**	2.8	**	2.8	5.0
Belleville CMA	-	-	**	**	++	**	**	**	1.5	1.2
Brantford CMA	-	-	-	-	++	2.5	++	**	++	3.8
Greater Sudbury/Grand Sudbury CMA	-	-	++	++	1.1	2.6	2.7	2.9	2.2	3.3
Guelph CMA	**	**	**	**	1.3	8.1	0.9	**	1.2	**
Hamilton CMA	**	**	**	**	++	++	6.4	**	4.5	**
Kingston CMA	**	**	**	**	**	**	1.9	1.7	2.4	1.4
Kitchener-Cambridge-Waterloo CMA	**	**	3.0	++	2.6	3.6	2.3	3.5	2.2	3.3
London CMA	-	-	**	**	0.9	4.9	1.7	5.8	1.4	5.9
Oshawa CMA	-	-	**	**	8.6	6.9	6.3	++	7.5	++
Ottawa-Gatineau CMA (Ont. part)	**	**	++	**	1.4	3.6	1.5	5.3	1.8	3.2
Peterborough CMA	**	**	**	**	**	**	++	4.8	++	4.7
St. Catharines-Niagara CMA	**	**	**	**	1.9	3.3	1.8	2.3	1.6	2.5
Thunder Bay CMA	-	-	**	**	**	**	++	++	++	++
Toronto CMA	**	**	**	**	3.7	5.2	3.8	4.9	3.6	4.2
Windsor CMA	**	**	**	++	2.9	**	++	++	**	++
Ontario 10,000+	**++**	**++**	****	**++**	**2.2**	**5.3**	**3.0**	**4.2**	**2.7**	**3.8**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6_1 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Ontario - CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Barrie CMA	-	-	**	**	**	**	**	**	**	**
Belleville CMA	-	-	**	**	**	**	**	**	**	**
Brantford CMA	-	-	-	-	19.0	14.0	22.6	15.2	21.5	14.9
Greater Sudbury/Grand Sudbury CMA	-	-	6.5	**	**	11.1	**	14.2	**	12.7
Guelph CMA	**	**	**	**	20.9	12.8	15.2	10.9	16.6	11.3
Hamilton CMA	**	**	**	**	**	13.8	**	**	8.1	13.2
Kingston CMA	**	**	**	**	**	**	14.6	**	**	**
Kitchener-Cambridge-Waterloo CMA	**	**	**	23.3	22.8	21.2	24.3	**	23.7	20.5
London CMA	**	**	**	**	24.4	17.4	19.6	15.0	21.4	15.8
Oshawa CMA	-	-	**	**	10.3	13.9	11.5	14.4	11.4	13.7
Ottawa-Gatineau CMA (Ont. part)	**	**	**	**	**	**	**	**	**	16.3
Peterborough CMA	**	**	**	**	**	**	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	**	**	6.0	**	12.5	**	11.2
Thunder Bay CMA	-	-	**	**	**	**	**	**	**	**
Toronto CMA	**	**	**	11.3	12.7	11.7	14.1	9.7	13.8	10.1
Windsor CMA	**	**	**	**	**	**	**	**	**	**
Ontario 10,000+	****	****	**14.9**	**16.6**	**17.4**	**16.7**	**18.3**	**14.4**	**18.0**	**15.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	**	-	**	-	0.0	-	**	-	**
Brockville CA	4.8	**	3.1	3.5	3.9	2.2	0.0	**	3.6	3.2
Carleton Place CA	-	**	-	**	-	**	-	**	-	**
Cornwall CA	3.9	**	4.7	4.8	3.7	3.1	2.8	**	4.0	3.6
Zone 1 - City Centre	**	**	4.7	6.8	4.6	4.3	**	**	4.5	5.0
Zone 2 - City North	4.6	**	4.6	**	3.4	2.4	2.5	**	3.8	2.5
Zone 3 - Outlying Areas	-	-	-	**	**	2.2	**	**	**	5.0
Greater Napanee T	**	**	0.0	**	0.5	2.4	0.0	**	0.4	2.5
Hawkesbury CA	**	**	**	**	**	3.3	**	**	8.5	5.4
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	0.0	3.5	4.8	**	1.9	3.0	**	0.0	2.8	2.8
Petawawa CA	-	-	**	**	1.5	**	**	**	1.5	**
Prince Edward CY	14.1	7.4	2.2	6.9	2.3	3.8	**	**	2.7	4.8
The Nation M	**	**	**	0.0	0.0	**	0.0	**	**	**

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Ontario – Eastern Ontario - Non-CMA Centres										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	**	-	804	-	938	-	**	-	876
Brockville CA	608	608	761	744	874	854	920	921	821	814
Carleton Place CA	-	**	-	798	-	857	-	**	-	823
Cornwall CA	564	615	665	691	771	835	826	890	728	787
Zone 1 - City Centre	544	580	663	689	752	787	796	879	710	746
Zone 2 - City North	581	647	666	684	788	867	835	894	741	814
Zone 3 - Outlying Areas	-	-	-	**	**	821	**	**	**	857
Greater Napanee T	542	572	696	719	848	863	915	984	809	826
Hawkesbury CA	534	523	575	600	701	700	752	817	669	668
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	513	572	644	658	810	811	**	996	761	747
Petawawa CA	-	-	615	653	711	777	**	**	682	763
Prince Edward CY	591	577	716	715	832	842	**	**	790	794
The Nation M	**	**	616	611	645	699	705	779	630	666

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_2 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	12	-	217	-	276	-	6	-	511
Brockville CA	86	87	572	576	1,331	1,337	92	93	2,081	2,093
Carleton Place CA	-	5	-	97	-	159	-	12	-	273
Cornwall CA	193	189	1,277	1,286	2,014	2,063	337	327	3,821	3,865
Zone 1 - City Centre	95	94	562	559	800	818	116	104	1,573	1,575
Zone 2 - City North	98	95	715	716	1,137	1,157	220	222	2,170	2,190
Zone 3 - Outlying Areas	0	0	0	11	77	88	1	1	78	100
Greater Napanee T	10	12	125	128	405	397	28	28	568	565
Hawkesbury CA	55	55	153	155	424	422	37	36	669	668
Mississippi Mills T	2	-	16	-	16	-	0	-	34	-
Pembroke CA	37	39	279	280	561	571	35	35	912	925
Petawawa CA	0	0	80	80	237	238	33	33	350	351
Prince Edward CY	14	16	97	101	228	229	4	7	343	353
The Nation M	1	1	27	27	35	35	14	14	77	77

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	**	-	4.8	-	0.0	-	**	-	2.1
Brockville CA	4.8	**	5.2	4.3	5.1	3.2	0.0	**	5.0	4.5
Carleton Place CA	-	**	-	**	-	**	-	**	-	**
Cornwall CA	**	3.0	5.8	5.2	5.0	3.7	4.3	4.8	5.3	4.2
Zone 1 - City Centre	**	2.7	5.7	6.8	5.5	4.5	**	**	5.4	5.2
Zone 2 - City North	**	**	5.8	3.2	5.0	3.3	4.5	**	5.5	3.4
Zone 3 - Outlying Areas	-	-	-	**	**	2.2	**	**	**	5.0
Greater Napanee T	**	**	0.0	**	1.2	2.8	0.0	**	0.9	3.3
Hawkesbury CA	**	**	**	**	**	3.3	**	**	8.9	5.4
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	0.0	3.5	4.8	3.3	1.9	4.0	**	0.0	2.8	3.6
Petawawa CA	-	-	**	**	2.1	**	**	**	1.8	1.9
Prince Edward CY	14.1	7.4	3.3	6.9	3.6	5.2	**	**	3.9	5.7
The Nation M	**	**	**	0.0	0.0	**	0.0	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Arnprior CA	-	-	-	-	-	-	-	-	-	-
Brockville CA	4.1	1.3	**	3.2	2.3	1.8	++	1.3	2.6	1.8
Carleton Place CA	-	-	-	-	-	-	-	-	-	-
Cornwall CA	2.2	2.3	3.8	2.5	2.0	2.4	**	4.0	1.8	2.6
Zone 1 - City Centre	++	++	++	3.5	1.0	2.3	++	++	++	2.5
Zone 2 - City North	3.0	3.5	**	1.7	2.6	2.4	3.2	4.1	2.5	2.6
Zone 3 - Outlying Areas	-	-	-	**	**	**	**	**	**	**
Greater Napanee T	**	++	++	**	++	++	++	++	++	1.9
Hawkesbury CA	++	**	++	++	3.4	++	++	**	1.5	++
Mississippi Mills T	-	-	-	-	-	-	-	-	-	-
Pembroke CA	**	**	++	**	++	++	**	**	++	**
Petawawa CA	-	-	**	++	0.5	**	**	**	++	++
Prince Edward CY	++	2.6	3.9	3.9	5.4	1.7	**	**	5.2	2.2
The Nation M	**	**	**	-1.1	++	0.8	++	**	0.5	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6_2 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	**	-	**	-	**	-	**	-	**
Brockville CA	**	**	11.7	**	**	**	**	**	**	**
Carleton Place CA	-	**	-	**	-	**	-	**	-	**
Cornwall CA	**	**	27.3	28.2	24.7	22.0	**	**	26.0	24.0
Zone 1 - City Centre	**	**	26.7	29.9	27.1	23.2	**	**	27.0	25.8
Zone 2 - City North	**	**	27.8	**	24.3	**	**	**	26.1	23.3
Zone 3 - Outlying Areas	-	-	-	-	**	**	**	**	**	**
Greater Napanee T	**	**	13.7	**	20.7	9.4	**	0.0	18.1	10.6
Hawkesbury CA	**	**	**	**	**	**	**	**	10.5	14.3
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	0.0	**	**	**	**	19.0	0.0	**	**	19.3
Petawawa CA	-	-	**	**	1.5	**	**	**	2.6	**
Prince Edward CY	**	**	8.5	11.8	**	13.7	**	**	13.8	12.8
The Nation M	**	**	**	**	5.6	**	0.0	0.0	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1_2 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	-	-	**	-	**	-	**	-	**
Brockville CA	**	**	**	**	14.8	**	**	**	**	**
Carleton Place CA	-	**	-	**	-	**	-	**	-	**
Cornwall CA	-	-	**	**	0.0	**	2.8	3.7	**	5.2
Zone 1 - City Centre	-	-	**	**	**	**	2.8	3.7	2.5	4.9
Zone 2 - City North	-	-	**	**	0.0	7.7	**	**	**	**
Zone 3 - Outlying Areas	-	-	-	-	**	**	-	-	**	**
Greater Napanee T	-	-	-	-	**	**	-	-	**	**
Hawkesbury CA	-	-	**	0.0	**	0.0	**	0.0	**	0.0
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	-	-	**	**	**	3.4	**	**	**	**
Petawawa CA	-	-	-	-	**	**	**	**	**	**
Prince Edward CY	-	-	**	**	1.8	**	**	**	2.4	**
The Nation M	-	-	-	-	**	**	-	-	**	**

2.1.2_2 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	-	-	-	-	-	-	-	-	-
Brockville CA	**	**	701	**	907	931	**	**	854	874
Carleton Place CA	-	**	-	**	-	**	-	**	-	766
Cornwall CA	-	-	**	**	696	680	915	989	848	896
Zone 1 - City Centre	-	-	**	**	737	**	915	989	892	956
Zone 2 - City North	-	-	**	**	672	657	**	**	646	634
Zone 3 - Outlying Areas	-	-	-	-	-	-	-	-	-	-
Greater Napanee T	-	-	-	-	**	-	-	-	**	-
Hawkesbury CA	-	-	**	634	**	800	823	799	748	753
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	-	-	**	**	**	828	**	**	**	821
Petawawa CA	-	-	-	-	**	**	**	**	**	**
Prince Edward CY	-	-	**	**	1,155	1,081	**	**	1,099	1,051
The Nation M	-	-	-	-	**	**	-	-	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3_2 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	0	-	1	-	49	-	5	-	55
Brockville CA	1	1	26	26	29	29	13	13	69	69
Carleton Place CA	-	10	-	56	-	81	-	1	-	148
Cornwall CA	0	0	4	4	40	39	77	78	121	121
Zone 1 - City Centre	0	0	1	1	12	11	74	75	87	87
Zone 2 - City North	0	0	3	3	13	13	3	3	19	19
Zone 3 - Outlying Areas	0	0	0	0	15	15	0	0	15	15
Greater Napanee T	0	0	0	0	26	30	0	0	26	30
Hawkesbury CA	0	0	16	11	6	14	17	14	39	39
Mississippi Mills T	7	-	30	-	16	-	0	-	53	-
Pembroke CA	0	0	7	7	32	32	1	1	40	40
Petawawa CA	0	0	0	0	7	7	5	5	12	12
Prince Edward CY	0	0	21	21	56	59	47	66	124	146
The Nation M	0	0	0	0	4	4	0	0	4	4

2.1.4_2 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	-	-	**	-	**	-	**	-	**
Brockville CA	**	**	**	**	14.8	**	**	**	**	**
Carleton Place CA	-	**	-	**	-	**	-	**	-	**
Cornwall CA	-	-	**	**	0.0	**	4.2	3.7	3.1	5.2
Zone 1 - City Centre	-	-	**	**	**	**	4.2	3.7	3.8	4.9
Zone 2 - City North	-	-	**	**	0.0	7.7	**	**	**	**
Zone 3 - Outlying Areas	-	-	-	-	**	**	-	-	**	**
Greater Napanee T	-	-	-	-	**	**	-	-	**	**
Hawkesbury CA	-	-	**	0.0	**	0.0	**	0.0	**	0.0
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	-	-	**	**	**	3.4	**	**	**	**
Petawawa CA	-	-	-	-	**	**	**	**	**	**
Prince Edward CY	-	-	**	**	1.8	**	**	**	2.4	**
The Nation M	-	-	-	-	**	**	-	-	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5_2 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Arnprior CA	-	-	-	-	-	-	-	-	-	-
Brockville CA	**	**	3.1	**	**	++	**	**	3.8	++
Carleton Place CA	-	**	-	**	-	**	-	**	-	**
Cornwall CA	-	-	**	**	**	++	++	3.1	++	2.1
Zone 1 - City Centre	-	-	**	**	**	**	**	3.1	++	3.1
Zone 2 - City North	-	-	**	**	-0.9	0.8	**	**	1.6	++
Zone 3 - Outlying Areas	-	-	-	-	-	-	-	-	-	-
Greater Napanee T	-	-	-	-	**	-	-	-	**	-
Hawkesbury CA	-	-	**	**	**	**	**	**	++	++
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	-	-	**	**	**	**	**	**	**	**
Petawawa CA	-	-	-	-	-	**	-	**	-	**
Prince Edward CY	-	-	**	**	11.0	**	**	**	10.2	-3.3
The Nation M	-	-	-	-	**	**	-	-	**	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6_2 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Ontario - Eastern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Arnprior CA	-	-	-	**	-	**	-	**	-	**
Brockville CA	**	**	**	**	**	**	**	**	24.4	**
Carleton Place CA	-	**	-	**	-	**	-	**	-	**
Cornwall CA	-	-	**	**	**	**	9.9	**	12.6	**
Zone 1 - City Centre	-	-	**	**	**	**	9.9	**	11.3	19.7
Zone 2 - City North	-	-	**	**	23.1	7.7	**	**	**	**
Zone 3 - Outlying Areas	-	-	-	-	**	**	-	-	**	**
Greater Napanee T	-	-	-	-	**	**	-	-	**	**
Hawkesbury CA	-	-	**	9.1	**	14.3	**	28.6	**	17.9
Mississippi Mills T	**	-	**	-	**	-	-	-	**	-
Pembroke CA	-	-	**	**	**	3.4	**	**	**	**
Petawawa CA	-	-	-	-	**	**	**	**	**	**
Prince Edward CY	-	-	**	**	**	**	**	**	**	8.7
The Nation M	-	-	-	-	**	**	-	-	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	**	**	0.0	0.0	3.4	0.6	**	**	3.1	0.5
Brock TP	**	**	0.0	0.0	0.0	**	**	**	0.0	**
Cobourg CA	**	0.0	0.4	**	0.4	1.3	0.0	3.3	0.5	1.3
Collingwood CA	**	**	**	0.4	0.8	1.2	**	**	1.4	1.1
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	1.9	0.0	0.0	0.0	**	**	1.2	0.0
Kawartha Lakes CA	0.0	**	0.4	0.6	0.3	0.9	0.0	0.0	0.3	0.8
Midland CA	0.0	0.0	**	0.6	**	1.4	**	0.0	**	1.0
Orillia CA	**	0.0	**	**	2.1	1.5	**	0.0	2.5	1.4
Port Hope CA	**	**	1.3	2.3	0.0	1.4	0.0	0.0	0.5	1.6
Scugog TP	**	**	0.0	0.0	0.0	8.8	**	**	0.0	5.8
West Grey MU	**	**	0.0	**	0.0	**	**	**	0.0	**

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	**	**	727	659	782	846	**	**	780	835
Brock TP	**	**	803	823	886	930	**	**	863	900
Cobourg CA	613	690	811	868	1,011	1,063	1,262	1,402	950	1,012
Collingwood CA	708	**	858	898	966	1,063	894	1,024	913	975
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	739	755	766	748	**	**	746	755
Kawartha Lakes CA	567	700	847	871	1,101	1,075	1,239	1,246	987	996
Midland CA	575	555	764	779	877	928	**	880	828	863
Orillia CA	674	706	831	863	963	1,009	1,118	1,152	913	942
Port Hope CA	**	**	970	1,000	1,099	1,109	**	1,315	1,064	1,076
Scugog TP	**	**	748	853	932	871	**	**	1,033	865
West Grey MU	**	**	594	629	720	750	906	949	712	735

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	1	1	16	17	158	160	4	4	179	182
Brock TP	2	2	28	28	67	67	5	5	102	102
Cobourg CA	31	31	255	250	572	589	62	61	920	931
Collingwood CA	42	45	220	221	264	260	9	12	535	538
Erin T	0	0	2	2	9	9	0	0	11	11
Haldimand County CY	9	9	170	170	182	182	25	25	386	386
Kawartha Lakes CA	69	69	602	589	699	712	71	70	1,441	1,440
Midland CA	27	28	373	393	586	642	26	22	1,012	1,085
Orillia CA	103	102	567	572	906	899	54	55	1,630	1,628
Port Hope CA	28	28	218	218	303	303	23	23	572	572
Scugog TP	1	1	38	38	52	51	50	50	141	140
West Grey MU	5	5	28	30	100	98	16	16	149	149

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	**	**	0.0	0.0	3.4	1.2	**	**	3.7	1.1
Brock TP	**	**	0.0	0.0	0.0	**	**	**	0.0	**
Cobourg CA	**	0.0	1.5	**	2.8	2.3	**	3.3	2.6	2.1
Collingwood CA	**	**	2.4	1.3	1.7	3.5	**	**	2.4	2.6
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	3.3	0.0	0.0	0.0	**	**	2.1	0.5
Kawartha Lakes CA	**	**	**	0.8	1.3	1.5	0.0	0.0	1.4	1.2
Midland CA	0.0	0.0	**	1.0	**	2.4	**	0.0	**	1.8
Orillia CA	**	**	3.9	**	3.4	1.7	**	0.0	3.6	2.3
Port Hope CA	**	**	2.1	2.8	**	1.7	4.7	3.9	2.0	2.2
Scugog TP	**	**	**	0.0	0.0	8.8	**	**	2.1	5.8
West Grey MU	**	**	**	**	**	**	**	**	3.8	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Brighton MU	**	**	**	**	++	9.6	**	**	++	9.9
Brock TP	**	**	16.6	2.2	11.1	5.1	**	**	12.0	4.5
Cobourg CA	**	**	3.3	5.5	2.9	5.1	3.7	**	3.3	4.6
Collingwood CA	++	**	3.1	5.5	2.4	6.2	++	**	2.2	6.0
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	2.6	++	++	**	**	**	1.8	1.1
Kawartha Lakes CA	++	++	5.0	++	5.3	++	3.2	-5.1	5.4	++
Midland CA	++	**	2.6	3.7	1.9	4.1	**	**	2.2	4.0
Orillia CA	6.0	++	5.8	3.0	5.6	4.2	++	++	5.2	4.0
Port Hope CA	**	**	++	2.8	++	++	**	**	++	2.8
Scugog TP	**	**	-1.3	++	1.3	++	**	**	1.0	++
West Grey MU	**	**	-4.4	3.1	-4.3	++	**	++	-3.8	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6_3 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	**	**	0.0	24.8	**	**	**	**	15.3	11.1
Brock TP	**	**	**	7.7	**	**	**	**	18.5	5.6
Cobourg CA	**	**	15.6	**	18.9	12.5	**	**	17.1	11.7
Collingwood CA	**	**	**	**	**	**	**	**	17.8	21.8
Erin T	-	-	**	**	**	**	-	-	**	**
Haldimand County CY	**	**	9.8	1.9	**	**	**	**	9.1	4.6
Kawartha Lakes CA	**	**	13.8	13.3	**	**	**	**	13.2	11.6
Midland CA	0.0	0.0	21.4	**	19.6	**	**	**	19.8	**
Orillia CA	**	**	13.7	**	14.2	**	**	0.0	14.7	**
Port Hope CA	**	**	**	11.8	6.8	8.3	**	**	6.8	9.3
Scugog TP	**	**	**	**	13.0	**	**	**	10.7	**
West Grey MU	**	**	24.4	21.4	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1_3 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	**	**	**	**
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	**	**
Midland CA	-	-	-	-	**	**	**	**	**	**
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	**	**	-	-	**	**
West Grey MU	-	-	-	-	-	-	-	-	-	-

2.1.2_3 Private Row (Townhouse) Average Rents ($) by Bedroom Type Ontario – Greater Golden Horseshoe - Non-CMA Centres										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	**	-	**	-
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	1,257	1,310
Midland CA	-	-	-	-	-	-	-	-	-	-
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	**	-	-	-	**	-
West Grey MU	-	-	-	-	-	-	-	-	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3_3 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	0	0	0	0	0	0	5	5	5	5
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	0	0	9	6	31	29	122	122	162	157
Collingwood CA	0	0	0	0	0	0	11	11	11	11
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	0	0	0	0	26	26	50	50	76	76
Kawartha Lakes CA	0	0	0	0	24	27	22	22	46	49
Midland CA	0	0	0	0	25	25	25	25	50	50
Orillia CA	0	0	0	0	8	8	153	151	161	159
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	0	0	0	0	3	3	0	0	3	3
West Grey MU	-	-	-	-	-	-	-	-	-	-

2.1.4_3 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	**	**	**	**
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	**	**
Midland CA	-	-	-	-	**	**	**	**	**	**
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	**	**	-	-	**	**
West Grey MU	-	-	-	-	-	-	-	-	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5_3 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	-	-	-	-
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	**	**
Midland CA	-	-	-	-	-	-	-	-	-	-
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	-	-	-	-	-	-
West Grey MU	-	-	-	-	-	-	-	-	-	-

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6_3 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Ontario - Greater Golden Horseshoe - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Brighton MU	-	-	-	-	-	-	**	**	**	**
Brock TP	-	-	-	-	-	-	-	-	-	-
Cobourg CA	-	-	**	**	**	**	**	**	**	**
Collingwood CA	-	-	-	-	-	-	**	**	**	**
Erin T	-	-	-	-	-	-	-	-	-	-
Haldimand County CY	-	-	-	-	**	**	**	**	**	**
Kawartha Lakes CA	-	-	-	-	**	**	**	**	**	**
Midland CA	-	-	-	-	**	**	**	**	**	**
Orillia CA	-	-	-	-	**	**	**	**	**	**
Port Hope CA	-	-	-	-	-	-	-	-	-	-
Scugog TP	-	-	-	-	**	**	-	-	**	**
West Grey MU	-	-	-	-	-	-	-	-	-	-

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	**	**	**	**	1.2	1.6	**	6.8	1.8	2.0
Elliot Lake CA	**	**	16.2	8.4	12.5	10.3	**	**	13.4	9.6
Gravenhurst T	**	**	**	3.6	2.0	0.0	**	**	1.7	1.0
Huntsville T	**	**	5.6	3.3	0.0	0.8	**	**	2.0	1.9
Kenora CA	**	**	**	2.8	1.1	1.9	**	**	**	2.1
North Bay CA	**	**	4.9	3.8	3.4	1.8	3.7	**	4.1	2.7
Sault Ste. Marie CA	**	**	3.9	3.9	2.5	6.2	4.8	**	3.1	5.3
East End, Rural Sault Ste. Marie	0.0	4.3	4.1	2.8	1.9	7.8	**	**	2.7	5.9
Central	**	**	4.2	4.9	2.7	6.3	**	**	3.5	5.8
West End, Prince	**	**	0.0	0.0	**	**	**	**	2.0	**
Temiskaming Shores CY	18.6	4.0	**	**	3.0	6.8	**	**	6.4	8.1
Timmins CA	**	**	7.3	**	7.3	4.9	5.6	**	7.0	6.1
West Nipissing M	0.0	0.0	3.9	**	**	**	0.0	0.0	2.6	1.5

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	**	650	790	799	948	987	**	1,229	915	941
Elliot Lake CA	506	520	542	550	601	616	706	772	592	607
Gravenhurst T	**	**	776	807	905	929	1,049	**	870	901
Huntsville T	664	**	847	923	967	1,022	**	**	914	985
Kenora CA	**	510	675	718	852	875	**	**	749	792
North Bay CA	568	578	748	759	912	919	1,124	1,134	856	868
Sault Ste. Marie CA	583	558	722	736	873	901	870	872	814	827
East End, Rural Sault Ste. Marie	540	559	774	768	860	867	846	844	817	822
Central	630	557	710	733	901	932	947	913	825	835
West End, Prince	**	**	595	634	771	837	813	847	753	800
Temiskaming Shores CY	547	553	633	643	727	733	**	**	687	694
Timmins CA	575	551	808	774	936	921	1,095	1,042	887	860
West Nipissing M	500	502	607	634	761	792	929	947	695	727

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_4 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	15	15	87	87	177	186	11	12	290	300
Elliot Lake CA	25	24	308	308	836	832	89	89	1,258	1,253
Gravenhurst T	16	16	75	75	144	145	7	6	242	242
Huntsville T	10	10	112	112	192	192	16	16	330	330
Kenora CA	16	13	146	147	181	179	12	12	355	351
North Bay CA	164	165	975	972	1,688	1,679	222	222	3,049	3,038
Sault Ste. Marie CA	190	191	1,680	1,678	2,559	2,584	292	294	4,721	4,747
East End, Rural Sault Ste. Marie	41	41	482	480	718	736	65	65	1,306	1,322
Central	136	137	1,067	1,066	1,484	1,492	145	147	2,832	2,842
West End, Prince	13	13	131	132	357	356	82	82	583	583
Temiskaming Shores CY	21	21	102	101	164	165	31	30	318	317
Timmins CA	69	67	586	583	814	801	117	111	1,586	1,562
West Nipissing M	21	20	142	144	206	208	23	24	392	396

1.1.4_4 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	**	**	**	**	1.8	2.1	**	6.8	2.2	2.3
Elliot Lake CA	**	**	17.9	11.0	15.7	13.1	17.1	**	16.0	12.4
Gravenhurst T	**	**	**	**	2.8	1.7	**	**	2.2	3.0
Huntsville T	**	**	**	3.3	0.0	0.8	**	**	3.2	1.9
Kenora CA	**	**	**	2.8	1.1	1.9	**	**	**	2.1
North Bay CA	**	**	6.8	4.9	4.6	2.8	**	**	5.5	3.7
Sault Ste. Marie CA	**	**	4.7	7.8	3.4	9.1	4.8	**	3.9	8.3
East End, Rural Sault Ste. Marie	2.1	4.3	4.3	4.4	2.9	10.2	**	**	3.4	7.8
Central	**	**	5.2	9.8	3.8	10.0	**	**	4.5	9.8
West End, Prince	**	**	0.0	**	**	**	**	**	2.0	**
Temiskaming Shores CY	18.6	4.0	10.8	12.8	**	9.1	**	**	**	9.9
Timmins CA	**	**	7.6	**	7.5	7.1	5.6	4.5	7.1	8.7
West Nipissing M	0.0	0.0	3.9	**	**	3.2	0.0	0.0	2.6	3.1

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Bracebridge T	**	**	1.9	4.1	1.8	3.2	**	**	1.8	3.3
Elliot Lake CA	8.4	0.8	2.5	1.7	0.2	2.4	3.1	1.5	1.1	2.1
Gravenhurst T	**	**	-1.5	4.0	-0.4	3.0	**	**	-1.2	3.5
Huntsville T	**	**	++	4.4	++	2.1	**	**	++	2.8
Kenora CA	**	**	++	**	++	**	**	**	**	9.0
North Bay CA	1.4	**	**	++	2.1	2.7	**	**	2.2	2.6
Sault Ste. Marie CA	**	**	3.0	3.6	4.7	3.1	**	++	4.1	3.5
East End, Rural Sault Ste. Marie	++	2.0	4.1	3.5	3.4	1.9	++	++	3.9	3.2
Central	++	++	**	4.2	5.5	2.9	**	++	4.3	3.2
West End, Prince	**	**	**	++	3.5	++	**	++	3.5	++
Temiskaming Shores CY	**	0.7	++	**	-1.5	1.3	**	**	-1.1	1.0
Timmins CA	4.4	++	3.4	++	4.7	**	**	**	4.5	**
West Nipissing M	++	++	**	5.3	**	**	**	**	++	3.0

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6_4 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Ontario - Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	**	**	**	**	**	21.6	**	20.3	**	18.0
Elliot Lake CA	**	**	15.1	9.7	17.0	16.4	**	5.0	17.6	13.7
Gravenhurst T	**	**	**	**	16.9	8.4	**	**	16.6	13.8
Huntsville T	**	**	**	**	**	23.6	**	**	**	22.7
Kenora CA	**	**	**	**	**	**	**	**	**	**
North Bay CA	**	**	25.9	**	23.4	**	**	**	24.2	**
Sault Ste. Marie CA	**	**	12.3	28.1	10.2	28.5	**	**	10.6	27.4
East End, Rural Sault Ste. Marie	**	**	10.8	**	10.5	**	**	**	10.3	**
Central	**	**	13.5	**	10.7	**	**	**	11.8	**
West End, Prince	**	**	**	**	**	**	0.0	**	5.8	24.4
Temiskaming Shores CY	**	**	**	**	**	26.5	**	**	**	26.5
Timmins CA	**	**	18.1	**	14.0	**	**	**	14.9	**
West Nipissing M	**	**	**	**	**	**	**	**	**	18.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1_4 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	**	**	-	-	**	**
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	**	**	**	**	**
Sault Ste. Marie CA	**	**	**	**	**	0.0	1.0	**	**	**
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	2.2	**	2.1	**
Central	-	**	**	**	**	**	**	**	**	0.0
West End, Prince	-	-	-	-	**	**	**	**	**	**
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	**	3.4	**	**	**	**
West Nipissing M	-	-	**	**	**	**	**	**	**	**

2.1.2_4 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	**	-	-	-	**	-
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	**	983	1,003	978	987
Sault Ste. Marie CA	**	**	**	**	**	1,089	874	922	884	1,011
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	844	**	834	**
Central	-	**	**	**	**	1,089	**	**	919	1,086
West End, Prince	-	-	-	-	-	-	-	-	-	-
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	**	1,013	**	**	**	1,013
West Nipissing M	-	-	**	**	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3_4 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	0	0	2	2	1	1	4	4	7	7
Elliot Lake CA	0	0	0	0	35	34	79	79	114	113
Gravenhurst T	0	0	0	0	18	18	0	0	18	18
Huntsville T	0	0	6	6	20	20	18	18	44	44
Kenora CA	0	0	0	0	0	0	24	24	24	24
North Bay CA	0	0	1	8	122	172	269	270	392	450
Sault Ste. Marie CA	1	3	6	11	55	61	190	186	252	261
East End, Rural Sault Ste. Marie	1	1	0	0	3	3	90	90	94	94
Central	0	2	6	11	37	43	96	92	139	148
West End, Prince	0	0	0	0	15	15	4	4	19	19
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	0	0	14	14	111	110	56	54	181	178
West Nipissing M	0	0	3	3	25	25	5	5	33	33

2.1.4_4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	**	**	-	-	**	**
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	**	**	**	**	**
Sault Ste. Marie CA	**	**	**	**	**	**	1.0	**	**	**
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	2.2	**	2.1	**
Central	-	**	**	**	**	**	**	**	**	**
West End, Prince	-	-	-	-	**	**	**	**	**	**
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	**	9.1	**	**	**	9.5
West Nipissing M	-	-	**	**	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5_4 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Bracebridge T	-	-	-	**	-	**	-	**	-	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	**	-	-	-	**	-
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	**	**	++	**	++
Sault Ste. Marie CA	**	**	**	**	**	**	++	**	++	++
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	5.3	**	5.3	**
Central	-	**	**	**	**	**	**	**	**	**
West End, Prince	-	-	-	-	-	-	-	-	-	-
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	-	**	-	**	-	**	-	**
West Nipissing M	-	-	**	**	**	**	**	**	**	**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6_4 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Ontario - Northern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Bracebridge T	-	-	**	**	**	**	**	**	**	**
Elliot Lake CA	-	-	-	-	**	**	**	**	**	**
Gravenhurst T	-	-	-	-	**	**	-	-	**	**
Huntsville T	-	-	**	**	**	**	**	**	**	**
Kenora CA	-	-	-	-	-	-	**	**	**	**
North Bay CA	-	-	**	**	**	**	**	**	**	**
Sault Ste. Marie CA	**	**	**	**	**	**	**	**	**	**
East End, Rural Sault Ste. Marie	**	**	-	-	**	**	**	**	**	**
Central	-	**	**	**	**	**	**	**	**	**
West End, Prince	-	-	-	-	-	**	-	**	-	**
Temiskaming Shores CY	-	-	-	-	-	-	-	-	-	-
Timmins CA	-	-	**	**	**	**	**	**	**	**
West Nipissing M	-	-	**	**	**	**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	**	**	0.0	0.9	0.9	2.4	**	6.1	0.5	2.2
Chatham-Kent CA	**	**	2.7	3.2	3.0	2.5	4.4	1.1	3.1	2.7
Zone 1 - Chatham City	**	**	2.6	2.8	3.0	2.4	**	0.7	3.1	2.5
Zone 2 - Wallaceburg	**	**	2.5	**	2.8	4.4	**	3.5	3.7	5.6
Zone 3 - Rest of Kent	**	**	3.6	2.1	3.3	1.7	0.0	**	3.2	1.9
Essex T	**	**	4.2	**	3.0	0.0	**	**	3.2	**
Ingersoll CA	-	-	**	**	3.9	**	**	**	2.7	**
Kincardine MU	**	**	4.1	0.0	2.0	0.0	**	**	2.5	0.0
Lambton Shores MU	-	-	**	**	1.4	4.2	**	**	0.9	3.6
Leamington CA	**	**	2.5	1.8	3.1	3.7	0.0	**	2.7	2.8
Meaford MU	**	**	0.0	0.0	**	0.0	**	**	1.3	0.0
Norfolk CA	12.5	**	**	**	2.2	2.2	**	**	2.4	2.1
North Perth MU	4.2	**	13.9	**	4.7	**	2.3	**	6.9	**
Owen Sound CA	**	**	1.7	1.5	2.2	1.9	1.0	3.3	2.7	2.0
Sarnia CA	4.3	3.5	3.9	2.1	3.9	2.3	1.7	2.4	3.8	2.3
Saugeen Shores T	**	**	**	**	2.8	**	3.2	0.0	6.5	2.0
Stratford CA	0.0	**	2.5	1.7	4.4	1.7	0.7	1.6	3.3	1.8
Tillsonburg CA	**	**	1.7	1.6	4.0	1.0	**	**	3.2	1.3
Woodstock CA	0.0	0.0	1.2	3.3	0.4	1.3	0.0	5.3	0.7	2.2

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	699	**	799	814	993	1,004	1,142	1,162	934	948
Chatham-Kent CA	535	556	656	680	763	777	736	752	718	735
Zone 1 - Chatham City	549	557	674	699	802	811	743	759	741	756
Zone 2 - Wallaceburg	**	**	613	619	708	693	**	**	669	667
Zone 3 - Rest of Kent	**	**	574	606	652	698	686	740	630	674
Essex T	**	**	732	659	792	754	**	**	787	734
Ingersoll CA	-	-	740	795	797	819	**	**	787	816
Kincardine MU	**	**	787	940	920	1,062	**	**	876	1,026
Lambton Shores MU	-	-	**	**	855	873	**	**	863	857
Leamington CA	539	520	701	719	844	884	1,063	1,082	786	817
Meaford MU	**	**	709	708	848	855	**	**	796	808
Norfolk CA	534	546	633	674	683	749	**	**	671	731
North Perth MU	630	**	674	640	752	746	842	**	733	698
Owen Sound CA	591	599	731	733	870	883	912	941	816	825
Sarnia CA	668	662	796	805	995	1,010	1,220	1,320	906	923
Saugeen Shores T	**	**	680	684	828	852	921	948	799	817
Stratford CA	585	594	728	749	873	905	1,010	1,069	822	847
Tillsonburg CA	576	592	684	731	809	880	824	**	764	826
Woodstock CA	534	606	838	969	1,184	1,259	906	925	1,045	1,142

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	28	22	220	216	501	500	34	35	783	773
Chatham-Kent CA	120	118	1,637	1,642	2,400	2,380	532	535	4,689	4,675
Zone 1 - Chatham City	109	108	1,267	1,268	1,704	1,696	445	445	3,525	3,517
Zone 2 - Wallaceburg	8	7	138	143	284	290	23	32	453	472
Zone 3 - Rest of Kent	3	3	232	231	412	394	64	58	711	686
Essex T	4	5	59	57	98	99	7	7	168	168
Ingersoll CA	0	0	39	39	106	106	5	5	150	150
Kincardine MU	13	13	63	63	137	137	7	7	220	220
Lambton Shores MU	0	0	36	36	88	88	12	12	136	136
Leamington CA	30	30	480	482	616	615	53	53	1,179	1,180
Meaford MU	7	7	60	60	133	133	15	15	215	215
Norfolk CA	14	13	257	241	597	615	30	30	898	899
North Perth MU	24	24	104	104	216	236	45	45	389	409
Owen Sound CA	69	68	666	674	823	827	209	217	1,767	1,786
Sarnia CA	180	186	2,336	2,379	2,857	2,906	188	188	5,561	5,659
Saugeen Shores T	13	13	114	123	233	244	52	53	412	433
Stratford CA	38	33	784	783	1,037	1,031	145	145	2,004	1,992
Tillsonburg CA	12	10	278	283	556	562	27	27	873	882
Woodstock CA	20	23	843	989	1,391	1,474	104	105	2,358	2,591

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	**	**	0.4	1.8	1.1	2.8	**	6.1	0.8	2.7
Chatham-Kent CA	**	**	5.3	4.0	4.8	4.0	**	3.0	5.3	4.0
Zone 1 - Chatham City	**	**	5.5	3.5	4.7	4.2	**	**	5.4	3.9
Zone 2 - Wallaceburg	**	**	3.3	**	3.5	4.7	**	3.5	4.4	5.8
Zone 3 - Rest of Kent	**	**	5.2	4.1	5.8	2.5	**	**	5.4	3.0
Essex T	**	**	4.2	**	3.0	3.9	**	**	3.2	3.2
Ingersoll CA	-	-	**	**	5.9	3.4	**	**	4.0	2.3
Kincardine MU	**	**	4.1	**	3.0	**	**	**	3.2	3.8
Lambton Shores MU	-	-	**	**	3.4	4.2	**	**	2.3	3.6
Leamington CA	**	**	3.8	2.7	4.0	4.5	0.0	**	3.7	3.7
Meaford MU	**	**	**	0.0	**	**	**	**	6.8	0.9
Norfolk CA	12.5	**	4.2	5.6	3.1	3.9	**	**	3.6	4.3
North Perth MU	4.2	**	13.9	**	4.7	**	2.3	**	6.9	**
Owen Sound CA	**	**	4.6	3.5	4.7	4.3	2.6	5.2	4.5	4.2
Sarnia CA	6.7	5.2	6.3	4.7	5.3	3.9	2.9	5.4	5.7	4.3
Saugeen Shores T	**	**	**	**	2.8	4.5	4.7	1.4	7.3	3.8
Stratford CA	5.1	9.2	4.2	5.0	5.5	5.7	1.5	11.0	4.7	5.8
Tillsonburg CA	**	**	3.4	3.3	5.3	2.0	**	**	4.7	2.7
Woodstock CA	0.0	**	2.7	4.5	1.4	1.5	0.9	**	1.8	2.8

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Centre Wellington CA	1.5	**	2.7	**	3.1	2.3	4.7	3.3	3.1	2.5
Chatham-Kent CA	++	5.8	2.0	2.3	3.4	2.2	3.7	3.8	2.6	2.3
Zone 1 - Chatham City	++	4.2	1.6	2.3	4.0	2.3	4.5	3.3	2.8	2.3
Zone 2 - Wallaceburg	**	**	1.9	++	1.4	++	**	**	1.4	1.4
Zone 3 - Rest of Kent	**	**	3.7	3.0	2.4	2.2	++	4.0	2.3	2.8
Essex T	**	**	**	**	9.1	**	**	**	3.1	++
Ingersoll CA	-	-	2.9	4.8	2.9	3.1	**	**	3.0	3.3
Kincardine MU	**	**	3.6	11.5	3.0	**	**	**	3.0	**
Lambton Shores MU	-	-	**	**	1.2	3.0	**	**	1.2	2.6
Leamington CA	**	**	2.7	3.7	1.2	4.8	++	4.2	1.3	4.0
Meaford MU	**	**	++	++	++	**	**	**	1.2	2.7
Norfolk CA	++	2.3	++	**	1.9	**	**	**	1.1	**
North Perth MU	7.3	**	2.0	-6.0	++	-5.0	0.2	**	**	-4.5
Owen Sound CA	**	++	3.3	2.5	2.2	++	3.4	1.6	2.6	1.6
Sarnia CA	**	3.4	5.2	2.6	2.9	2.2	2.7	2.8	3.7	2.1
Saugeen Shores T	**	**	2.3	3.4	2.4	3.8	2.1	3.4	2.0	3.2
Stratford CA	**	++	4.5	2.3	3.9	2.1	3.4	4.2	4.0	2.3
Tillsonburg CA	**	5.2	++	**	3.7	**	++	**	**	**
Woodstock CA	++	++	3.1	5.5	2.1	3.6	3.4	4.2	2.8	4.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.6_5 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Ontario - Southwestern Ontario - Non-CMA Centres										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	**	**	**	**	25.2	22.6	**	**	23.8	22.8
Chatham-Kent CA	**	**	23.5	**	21.4	28.1	**	**	22.3	31.5
Zone 1 - Chatham City	**	**	24.5	**	22.7	**	**	**	23.3	**
Zone 2 - Wallaceburg	**	**	**	**	**	11.9	**	**	**	14.2
Zone 3 - Rest of Kent	**	**	**	**	22.5	**	**	**	23.2	**
Essex T	**	**	**	19.8	11.7	**	**	**	12.9	18.7
Ingersoll CA	-	-	**	74.2	**	61.8	**	**	12.1	63.1
Kincardine MU	**	**	**	10.7	**	20.6	**	**	**	18.8
Lambton Shores MU	-	-	**	**	17.8	10.8	**	**	16.7	10.0
Leamington CA	**	**	18.7	**	18.9	21.6	**	**	18.4	19.7
Meaford MU	**	**	16.1	10.4	**	13.6	**	**	16.9	13.6
Norfolk CA	13.6	**	14.2	14.4	19.8	**	**	**	17.7	15.1
North Perth MU	4.2	**	19.2	13.1	22.0	**	5.0	**	18.2	**
Owen Sound CA	**	**	**	26.1	**	20.9	**	35.9	**	25.0
Sarnia CA	**	**	25.1	**	21.9	**	**	**	23.2	**
Saugeen Shores T	**	**	**	**	**	**	**	47.0	**	**
Stratford CA	**	**	10.4	**	**	**	**	**	13.9	28.1
Tillsonburg CA	**	**	**	**	11.1	**	**	**	12.6	**
Woodstock CA	**	**	**	**	19.0	23.7	**	**	23.1	21.9

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1_5 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	**	**	**	**	2.1	0.0	**	2.4	3.7	1.3
Zone 1 - Chatham City	**	**	**	**	**	**	0.0	0.0	1.4	**
Zone 2 - Wallaceburg	**	**	**	**	4.1	**	**	**	**	**
Zone 3 - Rest of Kent	-	-	**	**	0.0	0.0	**	**	**	3.1
Essex T	-	-	**	**	2.4	**	**	**	3.4	**
Ingersoll CA	-	-	**	**	0.0	0.0	**	**	0.0	**
Kincardine MU	-	-	-	-	**	**	-	-	**	**
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	-	-	**	**	**	**	**	**	**	**
Meaford MU	-	-	**	**	**	**	**	**	**	**
Norfolk CA	-	-	-	-	**	**	-	-	**	**
North Perth MU	-	-	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	5.5	**	**	0.0	4.6	**
Saugeen Shores T	-	-	-	-	**	**	**	**	**	**
Stratford CA	-	-	**	**	**	**	**	**	**	**
Tillsonburg CA	-	-	**	**	**	**	-	-	**	**
Woodstock CA	-	-	-	-	**	**	0.8	0.9	1.6	1.3

2.1.2_5 Private Row (Townhouse) Average Rents ($) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	**	**	579	572	664	681	761	758	658	671
Zone 1 - Chatham City	**	**	**	**	**	**	859	887	686	708
Zone 2 - Wallaceburg	**	**	**	**	**	628	**	**	**	611
Zone 3 - Rest of Kent	-	-	**	**	755	751	**	**	701	696
Essex T	-	-	**	**	675	694	**	**	663	688
Ingersoll CA	-	-	**	**	790	**	**	**	780	**
Kincardine MU	-	-	-	-	**	-	-	-	**	-
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	-	-	**	**	**	**	**	**	**	**
Meaford MU	-	-	**	**	**	**	**	**	**	**
Norfolk CA	-	-	-	-	**	**	-	-	**	**
North Perth MU	-	-	**	**	**	**	**	**	**	**
Owen Sound CA	-	-	-	-	-	-	-	-	-	-
Sarnia CA	**	**	806	694	942	884	1,018	892	937	854
Saugeen Shores T	-	-	-	-	**	-	**	-	**	-
Stratford CA	-	-	**	**	**	**	**	**	**	**
Tillsonburg CA	-	-	**	-	**	-	-	-	**	-
Woodstock CA	-	-	-	-	740	773	907	949	848	899

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3_5 Number of Private Row (Townhouse) Units in the Universe by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	3	3	35	37	183	184	61	60	282	284
Zone 1 - Chatham City	2	2	1	2	52	52	18	18	73	74
Zone 2 - Wallaceburg	1	1	14	14	64	64	14	14	93	93
Zone 3 - Rest of Kent	0	0	20	21	67	68	29	28	116	117
Essex T	0	0	16	16	43	43	40	40	99	99
Ingersoll CA	0	0	19	19	80	80	13	13	112	112
Kincardine MU	0	0	0	0	12	12	0	0	12	12
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	0	0	2	2	32	40	3	3	37	45
Meaford MU	0	0	2	2	29	36	2	2	33	40
Norfolk CA	0	0	0	0	8	8	0	0	8	8
North Perth MU	0	0	5	5	8	12	5	5	18	22
Owen Sound CA	2	2	7	7	2	12	1	1	12	22
Sarnia CA	3	3	74	74	471	475	265	265	813	817
Saugeen Shores T	0	0	0	0	36	36	25	25	61	61
Stratford CA	0	0	4	4	12	12	4	4	20	20
Tillsonburg CA	0	0	1	1	13	13	0	0	14	14
Woodstock CA	0	0	0	0	104	103	121	121	225	224

2.1.4_5 Private Row (Townhouse) Availability Rates (%) by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	**	**	**	**	4.3	0.0	**	2.4	5.1	1.3
Zone 1 - Chatham City	**	**	**	**	**	**	0.0	0.0	4.3	**
Zone 2 - Wallaceburg	**	**	**	**	4.1	**	**	**	**	**
Zone 3 - Rest of Kent	-	-	**	**	**	0.0	**	**	4.8	3.1
Essex T	-	-	**	**	2.4	**	**	**	5.7	**
Ingersoll CA	-	-	**	**	0.0	2.5	**	**	1.8	1.8
Kincardine MU	-	-	-	-	**	**	-	-	**	**
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	-	-	**	**	**	**	**	**	**	**
Meaford MU	-	-	**	**	**	**	**	**	**	**
Norfolk CA	-	-	-	-	**	**	-	-	**	**
North Perth MU	-	-	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	**	**	**	**	5.4	4.6
Saugeen Shores T	-	-	-	-	**	**	**	**	**	**
Stratford CA	-	-	**	**	**	**	**	**	**	**
Tillsonburg CA	-	-	**	**	**	**	-	-	**	**
Woodstock CA	-	-	-	-	**	**	3.4	0.9	4.4	1.3

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5_5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ontario – Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17	Oct-15 to Oct-16	Oct-16 to Oct-17
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	**	**	**	**	3.6	2.4	++	++	3.3	2.0
Zone 1 - Chatham City	**	**	**	**	**	**	**	2.4	**	3.8
Zone 2 - Wallaceburg	**	**	**	**	**	**	**	**	**	**
Zone 3 - Rest of Kent	-	-	**	**	**	++	**	**	4.0	++
Essex T	-	-	**	**	0.8	1.8	**	**	++	1.8
Ingersoll CA	-	-	**	**	**	**	**	**	2.6	**
Kincardine MU	-	-	-	-	**	-	-	-	**	-
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	-	-	**	**	**	**	**	**	**	**
Meaford MU	-	-	**	**	**	**	**	**	**	**
Norfolk CA	-	-	-	-	**	**	-	-	**	**
North Perth MU	-	-	**	**	**	**	**	**	**	**
Owen Sound CA	-	-	-	-	-	-	-	-	-	-
Sarnia CA	**	**	**	**	**	++	3.8	1.2	4.6	++
Saugeen Shores T	-	-	-	-	**	-	**	-	**	-
Stratford CA	-	-	**	**	**	**	**	**	**	**
Tillsonburg CA	-	-	**	-	**	-	-	-	**	-
Woodstock CA	-	-	-	-	++	**	8.1	2.6	3.1	4.4

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.6_5 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Ontario - Southwestern Ontario - Non-CMA Centres

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Centre Wellington CA	-	-	-	-	-	-	-	-	-	-
Chatham-Kent CA	**	**	**	**	**	**	**	**	**	**
Zone 1 - Chatham City	**	**	**	**	**	**	**	44.4	**	**
Zone 2 - Wallaceburg	**	**	**	**	**	**	**	**	**	**
Zone 3 - Rest of Kent	-	-	**	**	**	**	**	**	**	**
Essex T	-	-	**	**	38.1	**	**	**	**	**
Ingersoll CA	-	-	**	**	**	32.5	**	**	**	**
Kincardine MU	-	-	-	-	**	**	-	-	**	**
Lambton Shores MU	-	-	-	-	-	-	-	-	-	-
Leamington CA	-	-	**	**	**	**	**	**	**	**
Meaford MU	-	-	**	**	**	**	**	**	**	**
Norfolk CA	-	-	-	-	**	**	-	-	**	**
North Perth MU	-	-	**	**	**	**	**	**	**	**
Owen Sound CA	**	**	**	**	**	**	**	**	**	**
Sarnia CA	**	**	**	**	**	**	**	**	23.2	**
Saugeen Shores T	-	-	-	-	**	**	**	**	**	**
Stratford CA	-	-	**	**	**	**	**	**	**	**
Tillsonburg CA	-	-	**	**	**	**	-	-	**	**
Woodstock CA	-	-	-	-	**	**	10.9	18.5	10.9	**

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%)
Ontario - October 2017

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-16	Oct-17	Oct-16	Oct-17
Hamilton CMA	0.5	0.6	3.8	2.4
Kitchener-Cambridge-Waterloo CMA	1.4	0.7	2.2	1.9
London CMA	4.3	3.6	2.1	1.8
Ottawa-Gatineau CMA (Ont. Part)	1.1	2.9	3.0	1.7
Toronto CMA	1.0	0.7	1.3	1.0

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Ontario - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Hamilton CMA	**	650	1,279	905	1,493	1,103	**	1,345
Kitchener-Cambridge-Waterloo CMA	**	736	1,065	917	1,284	1,093	1,496	1,291
London CMA	**	655	870	840	996	1,041	**	1,190
Ottawa-Gatineau CMA (Ont. Part)	**	836	1,290	1,023	1,566	1,232	**	1,568
Toronto CMA	1,528	1,013	1,803	1,194	2,301	1,404	2,607	1,569

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ontario - October 2017

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Hamilton CMA	**	**	1,253	1,279	1,436	1,493	1,045	**	1,391	1,535
Kitchener-Cambridge-Waterloo CMA	**	**	1,058	1,065	1,227	1,284	1,638	1,496	1,242	1,269
London CMA	**	**	854	870	1,065	996	**	**	995	1,180
Ottawa-Gatineau CMA (Ont. Part)	**	**	1,234	1,290	1,551	1,566	1,769	**	1,560	1,564
Toronto CMA	1,428	1,528	1,653	1,803	2,029	2,301	2,487	2,607	1,901	2,124

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Ontario - October 2017								
Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17	Oct-16	Oct-17
Hamilton CMA	16,196	16,057	3,447	2,918	21.3	18.2	0.5	0.6
Kitchener-Cambridge-Waterloo CMA	9,563	10,200	2,599	3,092	27.2	30.3	1.4	0.7
London CMA	7,331	7,403	2,610	2,296	35.6	31.0	4.3	3.6
Ottawa-Gatineau CMA (Ont. Part)	33,609	34,034	9,635	10,316	28.7	30.3	1.1	2.9
Toronto CMA	357,385	373,463	116,685	123,855	32.6	33.2	1.0	0.7

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent
b — Very good
c — Good
d — Fair (Use with Caution)
** — Poor — Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

Δ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2016 data is based on Statistics Canada's 2011 Census area definitions. October 2017 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

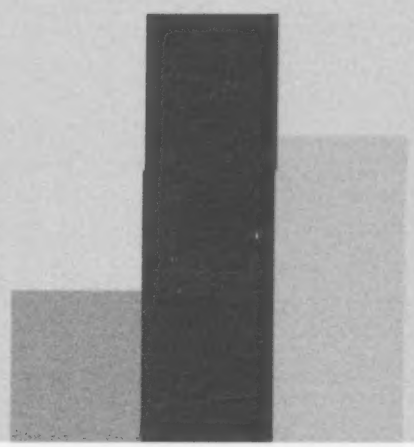
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64507_2017_A01